



THE
A-TEAM

**RE/MAX
FIRST**

2414 35 Street, Calgary T3E 2Y1

MLS®#: **A2179378** Area: **Killarney/Glengarry** Listing Date: **11/16/24** List Price: **\$1,299,851**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,959**
 Low Sqft:
 Ttl Sqft: **1,959**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	16`0" x 14`0"
Kitchen	Main	21`0" x 18`8"
2pc Bathroom	Main	5`6" x 5`2"
Bedroom	Second	13`3" x 8`0"
4pc Bathroom	Second	5`0" x 8`0"
Walk-In Closet	Second	8`0" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 10`6"
Mud Room	Main	5`4" x 5`4"
Bedroom - Primary	Second	12`11" x 10`0"
Bedroom	Second	12`9" x 8`0"
5pc Ensuite bath	Second	12`6" x 7`6"
Bedroom	Lower	10`8" x 9`0"

4pc Bathroom

Basement

5`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4367X

Zoning:
RC-2

Remarks

Pub Rmks:

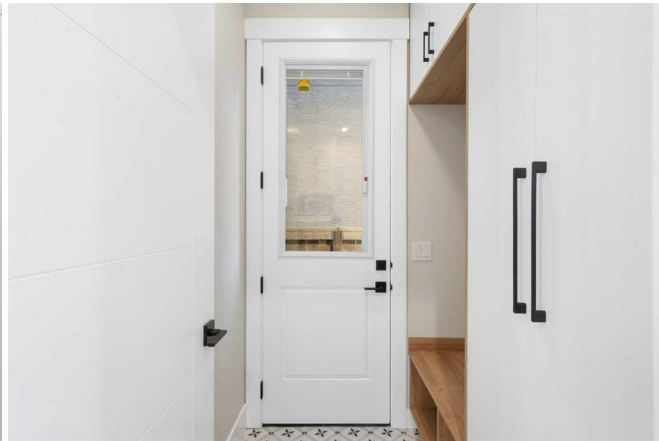
Welcome to this exquisite modern home, boasting a sleek, stylish exterior and contemporary urban charm. With over 2,800 sq ft of carefully designed living space, this home combines a generous floorplan with outdoor areas that are a true rarity for its size. Upon entering, you'll be welcomed by gleaming hardwood floors that flow seamlessly throughout the main level, leading to a bright and open living space. The kitchen is a culinary haven, outfitted with custom cabinetry, granite countertops, and a premium stainless steel appliance package. Connected to the kitchen is a cozy yet spacious family room, perfect for hosting gatherings or relaxing with loved ones. The upper floor offers a serene master retreat, complete with vaulted ceilings, a spacious walk-in closet, and an indulgent 5-piece ensuite featuring dual sinks, a freestanding soaking tub, and a glass-enclosed shower. Two additional bedrooms, a convenient laundry room, and a beautifully appointed 4-piece bathroom complete this level. The fully finished basement offers even more versatility, including a large bedroom with ample closet space, a fully equipped kitchen, and a comfortable living/dining area—perfect for a nanny or in-law suite. A 4-piece bathroom adds to the functionality of this level. A legal basement suite further enhances the home's appeal, providing an excellent option for rental income or multi-generational living. Located just moments from downtown, shopping, and Rocky View Hospital, this property also offers easy access to public transit, top schools, universities, and more. Its prime location and thoughtful design make it ideal for any lifestyle.

Inclusions:
Property Listed By:

**Basement appliances- Refrigerator, Range, Dishwasher
Royal LePage Benchmark**

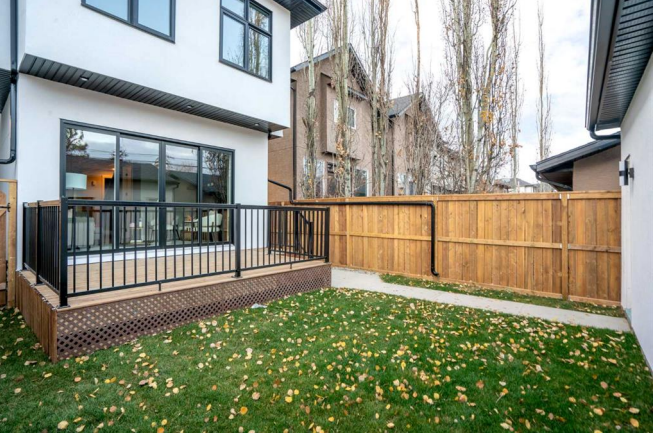
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2414 35 St SW, Calgary, AB

2nd Floor - Exterior Area 1017.20 sq ft



0 4 8

PREPARED: 2024/11/16

While regions are included from last floor area in CLUEE floor plans. All room dimensions and floor area must be considered approximate and are subject to independent verification.



2414 35 St SW, Calgary, AB

Main Floor - Exterior Area 911.09 sq ft



0 4 8

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2414 35 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 750.76 sq ft



PREPARED: 2024/11/16

Walls represent an included floor area in GUTSIE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

